

Submitted by: Chair of the Assembly at the
Request of the Acting Mayor
Prepared by: Planning Department
For reading: May 25, 2021

**ANCHORAGE, ALASKA
AO NO. 2021-54**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION**
2 **21.05.010E., TABLE 21.05.1: TABLE OF ALLOWED USES – RESIDENTIAL,**
3 **COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS, AND ANCHORAGE**
4 **MUNICIPAL CODE SECTION 21.05.040C.5., USE-SPECIFIC STANDARDS, TO**
5 **ALLOW THE USE-TYPE “HOMELESS AND TRANSIENT SHELTER” IN THE B-3**
6 **(GENERAL BUSINESS) DISTRICT, AS A CONDITIONAL USE AND TO CREATE**
7 **USE-SPECIFIC STANDARDS.**

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9 (Planning and Zoning Commission Case 2021-0025)
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11 **WHEREAS**, these amendments provide more flexibility to the community for where
12 homeless shelters are allowed and implement *Anchorage 2020—Anchorage Bowl*
13 *Comprehensive Plan* Housing Policies 61 and 62, which promote supportive
14 housing for the homeless; and
15

16 **WHEREAS**, this ordinance amends Anchorage Municipal Code (AMC) 21.05.010E.,
17 *Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts* to
18 allow the use-type “Homeless and Transient Shelter” in the B-3 (general business)
19 district, as a conditional use; and
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21 **WHEREAS**, AMC Title 21 currently prohibits homeless shelters in all zoning
22 districts, except for the PLI (public lands and institutions) district, much of which is
23 already occupied by parks and major institutions; and
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25 **WHEREAS**, the B-3 (general business) district is located along major street
26 corridors with access to public transportation and services for homeless persons to
27 assist them in obtaining stable housing; and
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29 **WHEREAS**, a conditional use requires conformance with the nine approval criteria
30 after public notification and a public hearing before the Planning and Zoning
31 Commission; and
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33 **WHEREAS**, current and long-term social and economic conditions have contributed
34 to a greater population of homeless persons in need of shelter beds than currently
35 are available within the Anchorage Municipality; and
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37 **WHEREAS**, AMC Title 21 has no use-specific standards for homeless shelters and
38 this ordinance creates three use-specific standards for homeless shelters that apply
39 to all zoning districts where homeless shelters are allowed; and
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WHEREAS, the first use-specific standard requires homeless shelters under different conditional use permits to be separated by a minimum of 500 feet so as to prevent the concentration of homeless shelters on one block; and

WHEREAS, the second use-specific standard requires homeless shelters to be located within one-quarter mile of a non-commuter public transit route, unless alternative transportation is provided, so as to provide shelter accessibility to homeless persons; and

WHEREAS, the third use-specific standard requires secure storage of personal belongings, including bicycles, for the residents of homeless shelters so as to provide orderly space for items, some of which may be necessary for homeless persons to eventually achieve a stable living space, and to prevent the storage of items in public spaces; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. AMC section 21.05.010E., *Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

E. TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS.

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
 For uses allowed in the A, TA, and TR districts, see section 21.04.050.
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards					
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2'	MI		AF	DR	PR	PLI	W
	Crematorium																	P				P	P						C	21.05.040C.3.
	Government administration and civic facility																P/S/M	P/S/M	P/S/M	P/S/M	P/S/M		C		P/S/M			M	P/S/M	21.05.040C.4
	Homeless and transient shelter																		C										C	21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P									S	21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P			P	P					P	21.05.040C.7.
	Social service facility						C	C	C	C						C	P	P	C										P	21.05.040C.8.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-2018; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20)

1 **Section 2.** AMC section 21.05.040C.5., *Homeless and Transient Shelter*, is
2 hereby amended to read as follows (*the remainder of the section is not affected and*
3 *therefore not set out*):
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5 **5. Homeless and Transient Shelter**

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7 **a. Definition**

8 A facility designed to provide minimum necessities of life,
9 including overnight accommodation, on a limited, short-term
10 basis for individuals and families during periods of dislocation
11 or emergency pending formulation of longer-term planning.
12 Facility elements may include providing the physical care
13 required, including shelter, food, and necessary medical and
14 clothing needs, directly or by referral to appropriate agency;
15 and planning for more permanent housing and employment,
16 including contact with community resources.
17

18 **b. Use-Specific Standards**

19 **i.** Homeless and transient shelters shall be located more
20 than 500 feet from other homeless and transient
21 shelters.
22

23 **ii.** Homeless and transient shelters shall be located within
24 one-quarter mile of a public transit route or have a plan
25 to provide transportation to guests. Commuter routes
26 shall not be counted as public transit routes for this
27 standard.
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29 **iii.** Secure storage for both personal belongings and
30 bicycles shall be provided on-site for guests.
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32 *** **

33 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-
34 16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19)
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36 **Section 3.** This ordinance shall become effective immediately upon passage and
37 approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2021.

Chair

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case 2021-0025)